

City Clerk File No. Ord. 16.157
Agenda No. 3.A 1st Reading
Agenda No. 4.A. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.157

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC)
ARTICLE III (PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE
AMENDING SECTION 332-24 (PARKING PROHIBITED CERTAIN HOURS)
DESIGNATING 46 FEET IN FRONT 509 BRAMHALL AVENUE AS NO PARKING 7:30
A.M. TO 8:30 A.M. AND 3:30 P.M. AND 5:30 P.M., SCHOOL DAYS

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code is hereby supplemented as follows:

Section 332-24 PARKING PROHIBITED CERTAIN HOURS
No person shall park a vehicle between the hours specified upon any of the streets or parts thereof listed below.

Name of Street	Side	Days of Week	Hours	Limits
<u>Bramhall Av</u>	<u>South</u>	<u>School Days</u>	<u>7:30 a.m. to 8:30 a.m.</u> <u>3:30 p.m. to 5:00 p.m.</u>	<u>156 feet west of Clerk St 46 feet westerly</u>

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. The City Clerk and the Corporation Counsel be and they are hereby authorized and director to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All the material to be inserted is new and underscored.

JDS:pcj
09.28.16

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Municipal Engineer

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS) DESIGNATING 46 FEET IN FRONT 509 BRAMHALL AVENUE AS NO PARKING 7:30 A.M. TO 8:30 A.M. AND 3:30 P.M. AND 5:30 P.M., SCHOOL DAYS

Initiator

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Joao D'Souza at the request of CEO of the Dr. Lena Edwards Academic Charter School, 509 Bramhall Avenue, JCNJ	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

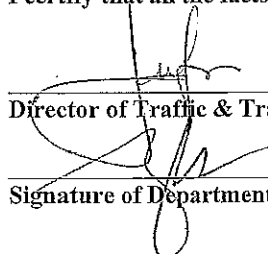
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

DESIGNATING 46 FEET IN FRONT 509 BRAMHALL AVENUE AS NO PARKING 7:30 A.M. TO 8:30 A.M. AND 3:30 P.M. AND 5:30 P.M., SCHOOL DAYS

The parking prohibition will facilitate the safe drop-off and pick-up of Students attending the Charter School. This parking prohibition will increase both traffic and pedestrian safety on Bramhall Avenue.

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation

Signature of Department Director

9/28/16
Date

10/4/16
Date

27

38

OCEAN AV.

GRAND ST.



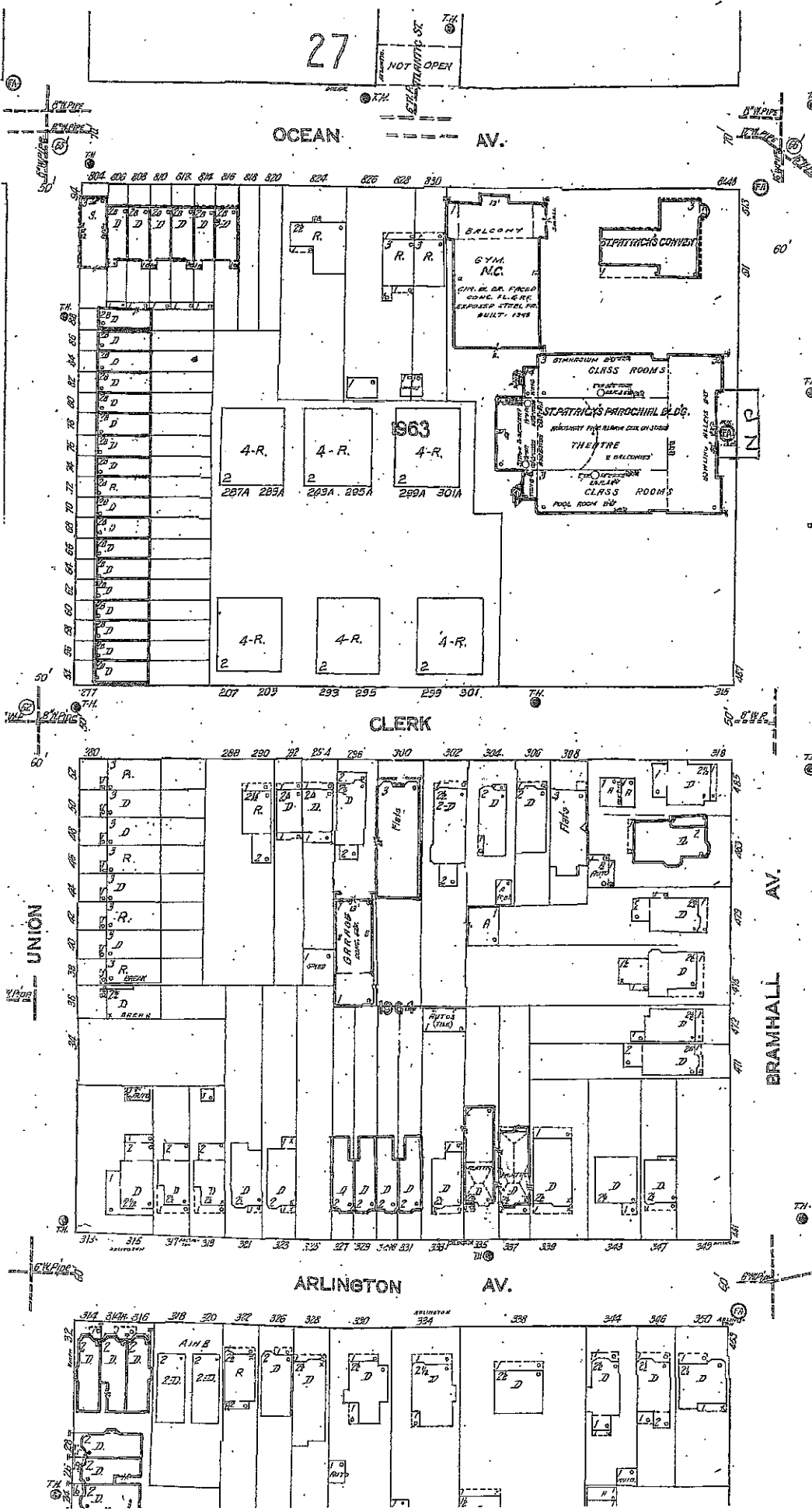
31

CLERK

BRAMHALL AV.

ARLINGTON AV.

22



Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.157
TITLE: 3.A OCT 12 2016 4.A

OCT 2 6 2016

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (Parking Prohibited Certain Hours) designating 46 feet in front 509 Bramhall Avenue as No Parking 7:30 a.m. to 8:30 a.m. and 3:30 p.m. and 5:30 p.m. School Days.

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 12 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 2 6 2016 9-0											
Councilperson <u>WATTERMEN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMEN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 2 6 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 12 2016
Adopted on second and final reading after hearing on OCT 2 6 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **OCT 2 6 2016**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date OCT 2 6 2016

APPROVED:

Steven M. Fulop, Mayor

Date OCT 2 7 2016
OCT 2 7 2016

Date to Mayor

City Clerk File No. Ord. 16.158

Agenda No. 3.B 1st Reading

Agenda No. 4.B. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.158
**TITLE: AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED
PROPERTY WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT
AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY**

WHEREAS, the City of Jersey City is the owner of a certain parcel of real property known and designated as:

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
24101	1, 2, 79 & 81	524, 528, 530 Ocean Avenue and 75 Bayview Avenue

situated in the City of Jersey City, Hudson County, New Jersey; and as more particularly shown on the Official Assessment Map and referenced in the designation assigned to individual tax lots 1,2, 79 & 81 in the records of the Tax Assessor (hereinafter "Property"); and

WHEREAS, the Municipal Council of the City of Jersey City has declared, that the Property contained within the Ocean/Bayview Redevelopment Area is an area deemed "in need of redevelopment" pursuant to N.J.S.A. 40A:55-12 et. seq.; and

WHEREAS, the Municipal Council adopted at its meeting in April 1977 the Ocean/Bayview Redevelopment Plan, and amended this plan most recently at its meeting on January 14th, 2015 in Ordinance 14-174; and

WHEREAS, the Property lies within the legally established boundaries of the Ocean/Bayview Redevelopment Plan Area; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Ocean/Bayview Redevelopment Plan Area to effectuate the rehabilitation, redevelopment and revitalization of the Ocean/Bayview Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has deemed it necessary to acquire the Property from the City of Jersey City to accomplish the objectives of the Ocean/Bayview Redevelopment Plan; and

WHEREAS, the City of Jersey City may transfer the Property to the Jersey City Redevelopment Agency pursuant to N.J.S.A. 40A:12A-39(a) & (f).

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Pursuant to N.J.S.A. 40A:12A-39(a) & (f) the transfer of Property known as

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
24101	1, 2, 79 & 81	524, 528, 530 Ocean Avenue and 75 Bayview Avenue

to the Jersey City Redevelopment Agency is hereby authorized.

2. That the Mayor, Business Administrator and appropriate Division of the municipality are hereby authorized and directed to execute a deed and all necessary or appropriate instruments to convey and effectuate the transfer of the aforesaid Property to the Jersey City Redevelopment Agency.

- A. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This Ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of the Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repealers of existing provisions.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐
Not Required ☐

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY

Initiator

Department/Division	Jersey City Redevelopment Agency	
Name/Title	Dave Donnelly/Sarah Goldfarb	Executive Director/Director of Policy&Research
Phone/email	551-256-2262	sgoldfarb@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

Transfer of property from City of Jersey City to the Jersey City Redevelopment Agency to effectuate the rehabilitation, redevelopment and revitalization of the Ocean/Bayview Redevelopment Area. The property will be rehabilitated by JCRA's designated redeveloper Terzetto NJ LLC. Their project will consist of up to 21 units overall, with a minimum of 10% of the overall units dedicated to homeless veterans and with the remaining 90% of the units maintaining an occupancy preference for veterans. Some percentage of those remaining units will be maintained at affordability levels between 50% and 120% AMI (Area Median Income).

I certify that all the facts presented herein are accurate.


Signature of Department Director

10-4-16
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.158
TITLE: 3.B OCT 12 2016 4.B

OCT 2 6 2016

An ordinance authorizing the transfer of city-owned property within the Ocean/Bayview Redevelopment Area to the Jersey City Redevelopment Agency. (524,528 & 530 Ocean Avenue & 75 Bayview Avenue)

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 12 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 2 6 2016 9-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 2 6 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 12 2016
Adopted on second and final reading after hearing on OCT 2 6 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 2 6 2016

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date OCT 2 6 2016

APPROVED:

Steven M. Fulop, Mayor

Date OCT 2 7 2016

Date to Mayor OCT 2 7 2016

City Clerk File No. Ord. 16.159

Agenda No. 3.C 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.159

TITLE: AN ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF ROLL OFF TRUCKS AND APPROPRIATING \$499,632 THEREFOR FROM THE CITY'S CAPITAL SURPLUS FUND

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The total amount of \$499,632 is hereby appropriated by the City of Jersey City, in the County of Hudson, New Jersey (the "City") from the City's Capital Surplus Fund for the acquisition of roll off trucks, including all things necessary therefore or incidental thereto.

Section 2. The capital budget or temporary capital budget, as applicable, of the City is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or temporary capital budget, as applicable, and capital program as approved by the Director of the Division of Local Government Services is on file with the City Clerk and is available there for public inspection.

Section 3. This ordinance shall take effect as provided by law.

APPROVED AS TO LEGAL FORM

APPROVED: Donna Marie C. 70

Corporation Counsel

APPROVED: _____

Business Administrator

Certification Required ☐
Not Required ☐

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

AN ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF ROLL OFF TRUCKS AND APPROPRIATING \$499,632 THEREFOR FROM THE CITY'S CAPITAL SURPLUS FUND

Initiator

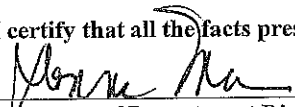
Department/Division	Administration	Management & Budget
Name/Title	Donna Mauer	Chief Financial Officer
Phone/email	201-547-5042	DonnaM@jenj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

This ordinance will allow the City to purchase roll off trucks that were previously ordered by the Jersey City Incinerator Authority.

I certify that all the facts presented herein are accurate.


Signature of Department Director

10/5/16
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.159
TITLE: 3.C OCT 12 2016 4.C

OCT 2 6 2016

An Ordinance of the City of Jersey City, in the County of Hudson, New Jersey, providing for the acquisition of roll off trucks and appropriating \$499,632 therefor from the City's Capital Surplus Fund.

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 12 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 2 6 2016 9-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 2 6 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **OCT 12 2016**
Adopted on second and final reading after hearing on **OCT 2 6 2016**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **OCT 2 6 2016**

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **OCT 2 6 2016**

APPROVED:

Steven M. Fulop, Mayor

Date **OCT 2 7 2016**

Date to Mayor **OCT 2 7 2016**

City Clerk File No. Ord. 16.161
Agenda No. 3 - E 1st Reading
Agenda No. 4. D. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.161

TITLE: **ORDINANCE AMENDING CHAPTER 332 (VEHICLES AND TRAFFIC) OF
THE JERSEY CITY MUNICIPAL CODE TO RE-NAME PARK AVENUE "PARK
VIEW AVENUE"**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

WHEREAS, the Liberty Harbor North Redevelopment Plan [Plan] was adopted by the Municipal Council on January 9, 2002; and

WHEREAS, the Plan purported to name one of the streets Park Avenue; and

WHEREAS, there is currently an existing residential building situated on Park Avenue, which is identified as 18 Park Avenue; such name being recognized by the Jersey City Tax Assessor and the United States Post Office; and

WHEREAS, LHN Owner Urban Renewal, LLC, is also developing a residential building presently situated on Park Avenue, presently identified as 33 Park Avenue; such name being recognized by the Jersey City Tax Assessor; and

WHEREAS, however, the name Park Avenue has been confused with Park Street located in the Bergen Hill area and Park Lane in the Newport area; and

WHEREAS, Section 38.1(D) of the Jersey City Municipal Code discourages street renaming for existing streets, but allows it in exceptional circumstances to protect the public health and welfare; and

WHEREAS, the authority to name new streets is solely within the authority of the City; and

WHEREAS, in the interest of public health and safety as well as convenience, the Municipal Council wishes to eliminate the street name "Park Avenue" and to designate the area of Park Avenue as "Park View Avenue", to which renaming the owner has consented.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

- A. The street presently known in the Liberty Harbor North Redevelopment Plan as Park Avenue shall be renamed and designated as "Park View Avenue".
- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

**ORDINANCE AMENDING CHAPTER 332 (VEHICLES AND TRAFFIC) OF
THE JERSEY CITY MUNICIPAL CODE TO RE-NAME PARK AVENUE "PARK
VIEW AVENUE"**

- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in {brackets} are omitted.
For purposes of advertising only, new matter is indicated by **boldface**
and repealed matter by *italic*.

JM/he
10/06/16

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.161

TITLE: 3.E OCT 12 2016 4.D

OCT 2 6 2016

Ordinance amending Chapter 332 (Vehicles and Traffic) of the Jersey City Municipal Code to re-name Park Avenue "Park View Avenue".

RECORD OF COUNCIL VOTE ON INTRODUCTION											
OCT 12 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
OCT 2 6 2016 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER
MICHAEL KULOWSKI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
OCT 2 6 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 12 2016

Adopted on second and final reading after hearing on OCT 2 6 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 2 6 2016

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date OCT 2 6 2016

APPROVED:

Steven M. Fulop, Mayor

Date OCT 2 7 2016

Date to Mayor OCT 2 7 2016

City Clerk File No. Ord. 16.162
Agenda No. 3.F 1st Reading
Agenda No. 4.E. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.162

TITLE:

**AN ORDINANCE VACATING A PORTION OF PINE STREET
CONSISTING OF APPROXIMATELY 5,327 SQUARE FEET OR 0.122
ACRES BEING LOCATED WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA OF THE CITY OF JERSEY CITY, COUNTY OF
HUDSON AND STATE OF NEW JERSEY.**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City (the "City") does possess rights-of-way through all public streets, thoroughfares and sidewalks located within the City; and

WHEREAS, the City is authorized pursuant to N.J.S.A. 40:67-1 to establish, change the grade of or vacate any public street, highway, lane or alley, or any part thereof at the discretion of the City; and

WHEREAS, the Jersey City Redevelopment Agency, a body corporate and politic of the State of New Jersey, (hereinafter referred to as "Petitioner") has filed a petition with Municipal Council of the City of Jersey City, requesting the vacation of a portion of Pine Street, all as shown on a survey prepared by DPK Consulting dated April 24, 2016, said petition and survey being on file with Office of the City Clerk; and

WHEREAS, Petitioner has filed a petition with the Municipal Council of the City of Jersey City requesting the vacation of a portion of Pine Street, depicted on to the Vacation Map, attached as Exhibit "A" to the Ordinance and is more particularly described by the metes and bound attached as description Exhibit "B"; and

WHEREAS, Pine Street is located within the City of Jersey City, County of Hudson, State of New Jersey; and

WHEREAS, the area being vacated is no longer necessary for the general public use, and the rights of the public will not be injuriously or adversely affected by the requested vacation; and

WHEREAS, the City is authorized to vacate that portion of Pine Street as set forth in Exhibit "A"; and

WHEREAS, Petitioner owns the property located on the adjacent lots immediately east of the desired portion of Pine Street to be vacated, more specifically identified as Block 17502, Lot 1-12 on the official Tax Map of the City of Jersey City (the "Property"); and

WHEREAS, Municipal Engineer and Municipal Traffic Engineer have reviewed and approved the proposed vacation of this portion of Pine Street; and

WHEREAS, said Petition has been duly advertised and proof of the giving of due notice of the Petition requesting enactment of this ordinance as required by law has been filed with the City Clerk, and the Municipal Council having held a public hearing thereon, and no objections having been made thereto;

NOW THEREFORE, be it ordained by the Municipal Council of the City of Jersey City that:

Section I: All parts or portions of Pine Street in the City of Jersey City, as in hereinafter more particularly described and as is shown and delineated the Vacation Map, attached as Exhibit "A" to the Ordinance and is more particularly described by the metes and bound description Exhibit "B" on the survey which is annexed to the petition filed by Petitioner, be and the same is hereby vacated and the public easement and rights therein be and the same are hereby extinguished, which part of the aforesaid street is more particularly described as follows:

BEGINNING at the intersection of Northeasterly sideline of Ash Street (60' wide ROW per Tax Map), and the Northwesterly sideline of Pine Street (60' wide ROW per Tax Map, unimproved), and running thence;

1. Along the Northwesterly sideline of Pine Street, North 46 degrees 42 minutes 37 seconds East 104.73 feet to the Northeasterly terminus of Pine Street, thence;
2. South 15 degrees 18 minutes 13 seconds East 67.95 feet to the Southeasterly terminus Pine Street, thence;
3. Along the Southeasterly sideline of Pine Street, South 46 degrees 42 minutes 37 seconds West 72.85 feet to a point, thence;
4. North 43 degrees 17 minutes 23 seconds West 60.00 feet to the point and the place of beginning

Section II: All costs and expenses related to the introduction, passage and publication of this Ordinance, including the preparation and mailing of any and all notices related to this ordinance upon property owners within 200 feet of the area to be vacated, shall be borne and paid by the Petitioner

Section III: The Petitioner shall file this Ordinance and the Maps with the Register of the County of Hudson within sixty (60) days after the Ordinance becomes effective.

Section IV: This Ordinance shall be subject to the following:

- 1) In the event the utilities, if any, presently located under the roadways being vacated hereunder, are not moved to another location or abandoned in place, an easement in perpetuity is reserved for the benefit of the City of Jersey City, Jersey City Municipal Utilities Authority and all public utility companies, including any cable television company as defined in the "Cable Television Act", P.L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this vacation ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this vacation ordinance.
- 2) No buildings or structures of any kind may be constructed over the water or sewer utilities within the area subject to the easement without the consent of the Chief Engineer of the City of Jersey City and/or the Jersey City Municipal Utilities Authority unless and until those utilities are relocated and/or abandoned.
- 3) In the event that utilities, if any, presently lying in the portion of Pine street being vacated hereby are relocated, then the easement otherwise created under Section IV(1), shall immediately terminate and the same shall be considered as abandoned by the respective utility company.

Section V: All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

Section VI: This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.

Section VII: This Ordinance shall take effect at the time and in the manners provided by law.

Section VIII: The City Clerk and the Corporation Counsel are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repeal of the existing provisions.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐
Not Required ☐

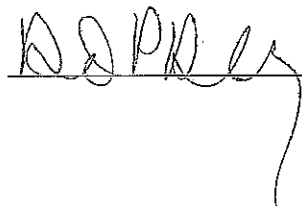
ORDINANCE/RESOLUTION FACT SHEET

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement or contract that is submitted for Council consideration. Incomplete or sketchy summary sheets will be returned with the resolution or ordinance. The department, division or agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate statement of facts.

1. **Full Title of Ordinance/Resolution/Cooperation Agreement:**
AN ORDINANCE VACATING A PORTION OF PINE STREET CONSISTING OF APPROXIMATELY 5,327 SQUARE FEET OR 0.122 ACRES BEING LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA OF THE CITY OF JERSEY CITY, COUNTY OF HUDSON AND STATE OF NEW JERSEY.
2. **Name and Title of Person Initiating the Ordinance/Resolution, etc.:**
Diana Jeffery, Esq. , General Counsel, Jersey City Redevelopment Agency, 201-761-0836.
3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance/Resolution:** This Ordinance will authorize the vacation of a portion of Pine Street, serving as an unimproved City right-of way, dead end, in order to assist a multi-family residential redevelopment located with Morris Canal Redevelopment Area.
4. **Reasons (Need) for the Proposed Program, Project, etc:**
In order to carry out the Morris Canal Redevelopment Plan and the vacation of a portion of Pine Street is necessary to develop the multi-family structure project.
5. **Anticipated Benefits to the Community:**
Development of needed multi-family residential housing on currently vacant land within the Morris Canal Redevelopment Area.
6. **Cost of Proposed Program, Project, etc. (Indicate the dollar amount of City, State and Federal Funds to be used, as well as match and in-kind contributions.):**
\$15,155,989.00-Developer Funds
\$145,180.00- DEP Hazardous Discharge Site Remediation Fund
7. **Date Proposed Program or Project Will Commence:**
Upon adoption of this Ordinance
8. **Anticipated Completion Date:**
Approximately January 2022.
9. **Person Responsible for Coordinating Proposed Program, Project, etc.:**

Diana Jeffrey djeffrey@jcnj.org (201) 761-08236
10. **Additional Comments:**

I certify that all the Facts Presented Herein are Accurate.



Signature of DAVID P. DONNELLY,
Executive Director
Jersey City Redevelopment Agency

PETITION

TO THE MUNICIPAL COUNCIL OF JERSEY CITY, NEW JERSEY

Your petitioner, Jersey City Redevelopment Agency (hereinafter referred to as "Agency"), having its principal place of business at 66 York Street, 3rd Floor, Jersey City, New Jersey 07302 respectfully says that:

WHEREAS, the Agency is the owner or contract purchaser of certain property Block 17502, Lot1-12, on the Official Tax Map of the City of the Jersey City (hereinafter referred to as "Property"), all of which lots front along a portion of Pine Street and

WHEREAS, the Agency is desirous of vacating that portion of Pine Street adjacent to its property in accordance with the Morris Canal Redevelopment Plan; and

WHEREAS, the Agency is owner of all property abutting and adjoining the areas being vacated; and the property will be part of a 6-story multi-family housing redevelopment project; and

WHEREAS, the area being vacated is no longer necessary for general public use, and the rights of the public will not be injuriously or adversely affected by the request vacation; and

WHEREAS, the Property and Streets referred to herein are located within the Morris Canal Redevelopment Plan; and

NOW THEREFORE, the Agency hereby requests that the Municipal Council of Jersey City adopt the Ordinance which shall vacate that area of Pine Street as set forth in the metes and bounds description attached hereto as Exhibit B and as depicted on the map attached as Exhibit A.

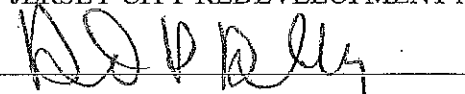
WITNESS:



BARBARA A. AMATO
NOTARY PUBLIC OF N.J.
MY COMMISSION EXPIRES
AUGUST 04, 2021

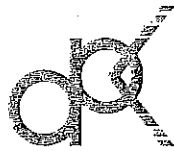
JERSEY CITY REDEVELOPMENT AGENCY

BY:



DAVID P. DONNELLY

Executive Director



DPK
CONSULTING
PROFESSIONAL LAND SURVEYORS

Service Without Boundaries™

Date: April 21, 2016

Job No. 15-6850

All that certain lot, piece or parcel of land, situated, lying and being in the City of Jersey City, County of Hudson and State of New Jersey.

BEING KNOWN as a portion of Pine Street (60' wide ROW per Tax Map, unimproved) as shown on the official Tax Maps of the City of Jersey City, County of Hudson, and State of New Jersey.

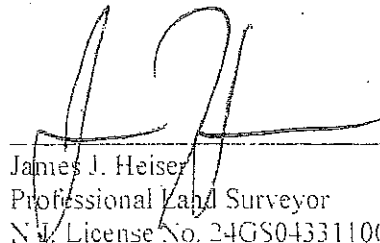
BEING described in accordance with a plan entitled "Roadway Vacation Exhibit, Tax Lots 1-12, Block 17502, Ash Street & Whiton Street, City of Jersey City, Hudson County, New Jersey." Dated April 11, 2016, prepared by DPK Consulting.

METES AND BOUNDS DESCRIPTION
PINE STREET ROADWAY VACATION

BEGINNING at the intersection of the Northeasterly sideline of Ash Street (60' wide ROW per Tax Map), and the Northwesterly sideline of Pine Street (60' wide ROW per Tax Map, unimproved), and running, thence:

- Course 1. Along the Northwesterly sideline of Pine Street, North 46 degrees 42 minutes 37 seconds East 104.73 feet to the Northeasterly terminus of Pine Street, thence;
- Course 2. South 15 degrees 18 minutes 13 seconds East 67.95 feet to the Southeasterly terminus of Pine Street, thence;
- Course 3. Along the Southeasterly sideline of Pine Street, South 46 degrees 42 minutes 37 seconds West 72.85 feet to a point, thence;
- Course 4. North 43 degrees 17 minutes 23 seconds West 60.00 feet to the point and place of BEGINNING.

Containing 5.327 square feet or 0.122 acres more or less of land as described above.



James J. Heiser
Professional Land Surveyor
N.J. License No. 24GS04331100

147 Union Avenue, Suite 1C, Middlesex, NJ 08846
P. 732-764-0100 F. 732-764-0990
www.dpkconsulting.net

TAX LOT 1
#440 WHITON STREET

TAX LOT 3
#4 ASH STREET

BLOCK 17502

TAX LOT 2
#2 ASH STREET

LANDS OF CERTAIN PERS
N/E MAP HOLDING URBAN
REVENUE, LLC
DB 7737 PG 106
N/E JERSEY CITY
REDEVELOPMENT AGENCY
DB 8333 PG 346
151 SF
2,753 SQ. FT.

AREA OF
PINE ST.
TO BE
VACATED
5,327 SF
0.122 AC

PINE STREET
(60' WIDE R.O.W. PER TAX MAP)
(UNIMPROVED)

ASH STREET
(60' WIDE R.O.W. PER TAX MAP)

DPK CONSULTING

147 Union Ave, Ste. 1C, Middlesex, NJ 08846 P: 732-764-0100 F: 732-764-0990
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28042200

James J. Heiser
Professional Land Surveyor

N.J. Lic: 24GS04331100 N.Y. Lic: 050932-1
JHEISER@DPKCONSULTING.NET

4/11/16
date

ROADWAY VACATION EXHIBIT

TAX LOTS 1-12

BLOCK 17502

ASH STREET & WHITON STREET
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

Scale	Dr.	Chk.	Date	Job No.
1"=20'	MTR	J.J.H.	04/11/16	15-6850

In consideration of the mutual covenants between the client listed above and the undersigned, I declare that this plan is based on a field survey made under my direct supervision on the date listed above and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the survey, except easements, if any, below and/or above the surface of the lands and not visible. Underground utilities and/or determination of environmentally sensitive areas were not located or made by this survey. This survey is subject to conditions which an accurate title search might disclose. This plan is made to provide relevant information to the title insurer and the mortgage holder named above. This declaration is given solely to the above named parties for this transaction only and is not transferable, except as provided herein.

Drawing File:
15-6850EASE01

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.162
TITLE: 3.F OCT 12 2016 4.E

OCT 2 6 2016

An ordinance vacating a portion of Pine Street consisting of approximately 5,327 square feet or 0.122 acres being located within the Morris Canal Redevelopment Area of the City of Jersey City, County of Hudson and State of New Jersey.

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 12 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 2 6 2016 9-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

LAVERN WASHINGTON

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 2 6 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **OCT 12 2016**
Adopted on second and final reading after hearing on **OCT 2 6 2016**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **OCT 2 6 2016**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

OCT 2 6 2016

APPROVED:

Steven M. Fulop, Mayor

Date

OCT 2 7 2016

Date to Mayor

OCT 2 7 2016

City Clerk File No. Ord. 16.163

Agenda No. 3.6 1st Reading

Agenda No. 4.F. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.163

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND ZONE 10

WHEREAS, the Municipal Council of the City of Jersey City, adopted the Journal Square 2060 Redevelopment Plan at its meeting of July 14, 2010, Ordinance #10-103; and

WHEREAS, the Municipal Council seeks to promote the continuing redevelopment of the area by amending the standards and regulations within the redevelopment plan to amend Zone 10; and

WHEREAS, a copy of the amended text is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

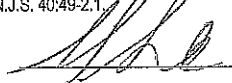
WHEREAS, the following amendments to the Journal Square 2060 Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of September 20, 2016; and

WHEREAS, the Planning Board voted to recommend adoption of these amendments by the Municipal Council; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the recommended amendments to the Journal Square 2060 Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

 Maryann Bucci-Carter, PP, AICP, Director of Planning

APPROVED AS TO LEGAL FORM

APPROVED: 

APPROVED: _____

Corporation Counsel

Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND ZONE 10**

Initiator

Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci Carter, PP, AICP	Director
	Jeff Wenger, AICP	Principal Planner
Phone/email	201-547-5010	maryamb@jcnj.org / jeff@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends the Journal Square 2060 Redevelopment Plan to add building height bonuses in Zone 10 for open space and cultural amenities and establishes bonuses for contributions to a fund for public arts. The amendment requires various infrastructure improvements, public walkway connections to PATH, and easements for public use to secure future access to the air rights above the PATH tracks.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND ZONE 10

This ordinance amends the Journal Square 2060 Redevelopment Plan to add building height bonuses in Zone 10 for open space and cultural amenities and establishes bonuses for contributions to a fund for public arts. The amendment requires various infrastructure improvements, public walkway connections to PATH, and easements for public use to secure future access to the air rights above the PATH tracks.

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.163
TITLE: 3.G OCT 12 2016 4.F

OCT 2 6 2016

Ordinance of the Municipal Council of the City of Jersey City
adopting amendments to The Journal Square 2060
Redevelopment Plan to amend Zone 10

RECORD OF COUNCIL VOTE ON INTRODUCTION											
OCT 12 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
OCT 2 6 2016											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
OCT 2 6 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 12 2016
Adopted on second and final reading after hearing on OCT 2 6 2016

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on OCT 2 6 2016

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

APPROVED:

Steven M. Fulop, Mayor

Date

Date to Mayor

OCT 2 7 2016

PROPOSED AMENDMENT TO JOURNAL SQUARE 2060 REDEVELOPMENT PLAN

version 9-14-2016

EXISTING TEXT:

- ~~Section 11(c) - Open Space, Cultural Arts, or Affordable Housing Bonus~~
- ~~1) All parcels in Zone 10 must be submitted to the City Planning Division as a single site plan application, however construction may be phased.~~
 - ~~2) A maximum of two buildings may be constructed in Zone 10, with the remainder of the zone developed as open space. One of the two buildings must be on Block 10601 Lot 39 adjacent to the historic Lowes Theatre. The second building must be situated south of the continuation of the Van Reipen Avenue right-of-way and a minimum of 40 feet from the Zone 2 boundary line.~~
 - ~~3) The as-of-right building height shall be a maximum of 6 stories. This height limitation may be exceeded by constructing the un-built portions of Zone 10 as publicly accessible open space. Surface parking is not permitted. Each square foot of open space made available to the public may be converted to FAR applicable to the two permitted building sites at a ratio of 6:1. For example, 10,000 square feet of land designed as public open space will permit 60,000 additional square feet to be built above the permitted 6 stories. The building site on Block 10601 Lot 39 shall not be restricted in the amount of bonus FAR applied to this site, however any second building shall have a maximum height of 12 stories or 130 feet with applied bonus FAR.~~
 - ~~4) The site plan for Zone 10 must be in conformity with all design requirements in Chapter VI as well as the required public sidewalk requirements found on Map 5: Required Sidewalk Width.~~

PROPOSED TEXT:

- ~~Section 11(c) - Open Space, Cultural Arts, or Affordable Housing Bonus~~
- 1) Purpose: This zone is to intended to create a new cultural arts district, connecting Journal Square to Mana Contemporary and the growing cultural community surrounding these developments. The zone will provide bonuses for newly built cultural facilities and public open space connections between them. To accommodate the cultural facilities and site development, infrastructure improvements to facilitate public access to rail transit and pedestrian connections through the area are required.
 - 2) All parcels in Zone 10 shall be submitted to the City Planning Division as a single site plan application. Any development application shall be phased in accordance with Map 2 phasing diagram in the Zone 10 Arts District Requirements. Phase 1 may be expanded but shall not be reduced in size. All phasing shall be pursuant to an agreement with the Jersey City Redevelopment Agency.
 - 3) All development applications, as may be approved by the Jersey City Planning Board, shall require as a condition of approval that the applicant shall enter into a redevelopment agreement with the Jersey City Redevelopment Agency. This agreement shall memorialize in detail all public easements to be granted to the City including the parties, schedule of conveyance, terms and conditions of use, maintenance, repair, snow removal, etc. of these easements. Any development application seeking to utilize the Open Space, Cultural Arts, or Affordable Housing Bonus described in section 11(c) below shall provide the Planning Board a fully executed agreement with the Jersey City Redevelopment Agency which shall determine the additional building height and floor area permitted by this bonus provision. Nothing herein shall be construed to deprive or dispossess the Jersey City Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. including the designation of a redeveloper under the Act.
 - 4) All at grade public open space, at grade public walkways and plazas, and any other areas made available to the public shall be memorialized in the terms and conditions in the required Redevelopment Agreement with the Jersey City Redevelopment Agency. The specifics of

hours of public access and maintenance responsibilities shall be as set forth and subject to this agreement.

- 5) Site plan design and materials including building locations, plaza locations, public walkways, roadways, publicly accessible roof areas, and other public amenities shall conform to the Zone 10 Arts District Requirements of this redevelopment plan, which provides the approximate location and design concepts to be incorporated into any development application pursuant to Zone 10.
- 6) The site plan for Zone 10 shall be in conformity with all design requirements in Chapter VII and VIII as well as the required public sidewalk requirements found on Map 5: Required Sidewalk Width unless superseded by the design controls within the Zone 10 Arts District Requirements.
 - (a) Zone 10 shall be exempt from sections VII(11) and VII(13).
- 7) Required Infrastructure Improvements:
 - (a) Concourse West/Gloria Esposito Way: Improvements to Concourse West, as depicted in Map 1 and Map 6 of the Zone 10 Arts District Requirements, beginning at JFK Blvd. and terminating at the foot of Magnolia Street are required of any development application provided the City grants the appropriate parties the rights necessary for such improvements, with the following requirements:
 - (i) The concourse shall incorporate retail edges where practical to activate the space and provide a greater sense of safety. Reconstruction of the retail space within the concourse is permitted notwithstanding the preservation requirements under Zone 6. Small permanent and temporary retail additions are permitted within the concourse.
 - (ii) Ground floor permitted uses adjacent to Concourse West/Gloria Esposito Way:
 - (i) Retail Sales of goods
 - (ii) Restaurants, Category 1 and 2
 - (iii) Cafes
 - (iv) Bars
 - (b) Magnolia Street Plaza: a public plaza, as depicted in Map 1 and Map 6 of the Zone 10 Arts District Requirements, which connects Concourse West/Gloria Esposito Way to Magnolia Street is required utilizing approximately 60 feet of the Magnolia Street right-of-way, provided the City agrees to limit vehicular traffic from this portion of the street and grants the appropriate parties the rights necessary for such improvements.
 - (i) If adjacent private property to the south is made available for the plaza prior to planning board approval, the property provided shall be incorporated into the plaza design and made part of the site plan approval.
 - (ii) If the triangular parking area on Block 10601 Lot 1 (as depicted in Map 6 of the Zone 10 Arts District Requirements) is made available by the private property owner or by the Jersey City Redevelopment Agency for the plaza prior to planning board approval, then the property provided shall be incorporated into the plaza design and made part of the site plan approval.
 - (c) Pavonia to Van Reipen Street Connector: Pavonia Avenue shall be extended and curved to the north connecting to Van Reipen Avenue, allowing public vehicular and pedestrian traffic flows to loop back in the opposite direction eliminating the need to K turn at the terminus of each street. The street connector, as depicted in Map 1 and Map 4 of the Zone 10 Arts District Requirements, shall conform to all engineering requirements and shall be constructed pursuant to site plan approval and to the terms of the agreement with the Jersey City Redevelopment Agency.
 - (d) Public Walkway Improvements: public walkways, as depicted in Map 1 and Map 4 of the Zone 10 Arts District Requirements, connecting Concourse West and Magnolia Street Plaza to Pavonia Avenue, Van Reipen Avenue, and Bryan Place are required as per Map 5 depicting required public sidewalks.
 - (e) Public Open Space: All land area with Zone 10 not utilized for Buildings 1 through 5, Sites 6 and 7, or required roadway connections and public walkways or plazas, shall be designed and landscaped as public parks and open space, as recommended in Map 3 of the Zone 10 Arts District Requirements.

- (f) Privacy Walls: Along the Zone 4 boundary, retaining walls or privacy walls shall be constructed to shield the adjacent homes and rear yard areas in Zone 4.
 - (i) The minimum height above the grade in Zone 4 shall be 8 feet.
 - (ii) Walls shall be constructed with decorative treatments on the Zone 4 side, or as negotiated with adjacent property owners.
 - (iii) Walls are not required where new buildings abut or are built within 5 feet of adjacent buildings in Zone 4.
 - (g) PATH Access Corridor: Currently, an abandoned PATH access tunnel under JFK Blvd terminates at Block 9403, Lot 16, Qualifier "BLDG" adjacent to the Loews Theatre. It is envisioned that this corridor be restored and extended by others. Building 1 shall include an interior or exterior corridor along the Zone 2 boundary with a minimum width of 10 feet, as depicted in Map 1 of the Zone 10 Arts District Requirements. As an alternative, the Planning Board may approve an alternative access corridor. The eastern end of the required corridor shall permit future connection to an extension of the existing corridor to be built by others. As a condition of any approval, the western end of the required access corridor shall terminate in a public entryway to be constructed at such time when the existing corridor is connected at the eastern end.
 - (h) Loading Docks: at Site 6, as depicted in Map 1 of the Zone 10 Arts District Requirements, two loading docks, one of which shall be of sufficient size to accommodate a WB-40 truck or tractor trailer is required. This loading facility shall also include a storage area of at least 450 square feet.
- 8) Required Public Access Ways and Easements:
- (a) Any public easements required by this section shall be included in the terms and conditions of a redevelopment agreement with the Jersey City Redevelopment Agency, including the parties, schedule for conveyance, terms and conditions of the use, maintenance, repair, snow removal, etc.
 - (b) A public easement along all required infrastructure improvements in Section 7 above shall be granted to the City. This easements shall permit an equivalent level of public access as all other Jersey City streets.
 - (c) A public easement for all required public open space in Section 7(e) above shall be granted to the City. This easements shall permit an equivalent level of public access as all other Jersey City parks.
 - (i) 10 feet surrounding all buildings (1-5) and Site 6 may be reserved as private land without public access.
 - (d) A public easement for any Public Rooftop Open Space Bonus areas pursuant to section 10(b) shall be granted to the City. This easement may include limited access for the public.
 - (e) A public access easement along the required PATH access corridor as described in section 7(g) above shall be depicted in any site plan application. This easement shall be maintained free and clear of encumbrances with a vertical clearance of 12 feet. At such time when the existing PATH connection is extended to the western end of the required corridor, this easements may be exercised by the City of Jersey City to provide for public access to the Journal Square PATH station. If the site plan approval allows for an alternative location for the PATH access corridor, then this easement shall be similarly relocated. These easements are depicted in Map 4 and Map 5 of the Zone 10 Arts District Requirements.
 - (f) Fifty (50) foot wide public access easements allowing the continuation of Pavonia Avenue, Van Reipen Avenue, and Bryan Place to the Zone 2 boundary (air rights over PATH and Conrail tracks) shall be depicted on any site plan application. These easements shall be maintained free and clear of encumbrances with a vertical clearance of 16 feet to accommodate future roadway connections to Zone 2. Any development of Zone 10 shall maintain the right to construct subsurface parking under all or part of Zone 10. Any roadway improvements to use the 50 feet wide public access easements required herein for connections to Zone 2 shall be undertaken and paid for by others.
 - (i) The easement for Bryan Place shall only require a minimal turning radius area at the western most point of Zone 10.

- (ii) At such time when Zone 2 is amended to provide for the development of the air rights over the PATH and Conrail tracks, these easements may be exercised by the City of Jersey City to construct the necessary roadway connections to Zone 2.
 - (iii) Roadway design within the easement area shall be included in the terms of a redevelopment agreement with the Jersey City Redevelopment Agency.
 - (iv) In recognition that the Zone 2 air-rights may not be developed for many years, the site plan may incorporate trees or other easily removable encumbrances to create a quality edge along Zone 2 boundary.
- (g) Along the entire Zone 2 boundary beginning at the western most point of Zone 10 at Bryan Place to the eastern side of the Pavonia Ave extension easement, a 5 foot wide public access easement shall be granted to the City to allow for public walkway extensions into Zone 2.
 - (i) At such time when Zone 2 is amended to provide for the development of the air rights over the PATH and Conrail tracks, these easements may be exercised by the City of Jersey City to construct the necessary walkway connections into Zone 2.
 - (ii) In recognition that the Zone 2 air-rights may not be developed for many years, the site plan may incorporate trees or other easily removable encumbrances to create a quality edge along Zone 2.
- 9) Permitted Development: A maximum of two high-rise buildings (Buildings 1 and 4 as labeled in Map 1 of the Zone 10 Arts District Requirements) exceeding 50 feet in height and 3 additional low-rise buildings (Building 2, 3, and 5 as labeled in Map 1) less than 50 feet in height may be constructed in Zone 10, with the remainder of the Zone developed as open space, cultural amenities (Sites 6 and 7 as labeled in Map 1), pedestrian and roadway circulation, and public plazas.
 - (a) Total Permitted floor area (without applicable bonuses): 850,000 gross square feet.
 - (b) Building 3 and 5 shall have a height limit of 30 feet.
 - (c) In order to maintain pedestrian circulation throughout the site, the primary pedestrian path (as depicted in Map 1 of the Zone 10 Arts District Requirements) shall have a minimum width of 18 feet and an average width of 24 feet, including planting areas and landscaping elements and street furniture.
 - (d) Building 1 and Site 6 shall be situated such that the following minimum clearances for pedestrian circulation are maintained:
 - (i) 10 feet between Building 1 and any access road including future connections to Zone 2.
 - (ii) 18 feet between tower sections of Building 1 above 50 feet from grade and Zone 2.
 - (iii) 18 feet between tower sections of Building 1 above 50 feet from grade and Zone 4.
 - (iv) 5 feet between tower sections of Building 1 above 50 feet from grade and Zone 6. This may be reduced to zero if the City of Jersey City grants a light and air easement for windows.
 - (e) Building 2 shall be situated such that the following alignments and minimum clearances for pedestrian circulation are maintained:
 - (i) The Building front shall generally align with the front facades along the south side of Pavonia Avenue.
 - (ii) 10 feet between Building 2 and any access road continuation of Pavonia Avenue including future connections to Zone 2
 - (iii) 0 feet between Building 2 and Zone 4.
 - (f) Building 3 shall be situated such that the following alignments and minimum clearances for pedestrian circulation are maintained:
 - (i) The Building front shall generally align with the front facades along the north side of Pavonia Avenue.
 - (ii) 10 feet between Building 3 and any access road continuation of Pavonia Avenue including future connections to Zone 2.
 - (iii) 5 feet between Building 3 and any access road to link Pavonia Avenue to Van Reipen Avenue.
 - (iv) 25 feet between Building 3 and Building 4.
 - (v) 30 feet between Building 3 and Zone 4.

- (g) Building 4 shall be situated such that the following alignments and minimum clearances for pedestrian circulation are maintained:
 - (i) Building base shall align with the building facades along the south side of Van Reipen Avenue.
 - (ii) Portions of the base built over the garage entry ramp shall align with the front facades along the south side of Van Reipen Avenue.
 - (iii) Tower sections of Building 4 above 40 feet from grade shall be placed south of the curb line along the south side of Van Reipen Avenue.
 - (iv) 18 feet between raised portions of Building 4 and roadway grade below.
 - (v) 18 feet between Building 4 above the grade level and Zone 2.
 - (vi) 50 feet between Building 4 at grade level and Zone 2.
 - (vii) 45 feet between Building 4 and Building 5.
 - (viii) 0 feet between Building 4 at grade level and Zone 4.
 - (ix) 25 feet between tower sections of Building 4 above 40 feet from grade and Zone 4.
 - (h) Building 5 shall be situated such that the following alignments and minimum clearances for pedestrian circulation are maintained:
 - (i) The Building front shall align with the front facades along the north side of Van Reipen Avenue.
 - (ii) The minimum necessary between Building 5 and adjacent windows within Zone 4 to provide light and air.
 - (i) Site 7 shall be situated such that the following minimum clearances for pedestrian circulation are maintained:
 - (i) 8 feet between Site 7 and Zone 4.
 - (ii) 5 feet between Site 7 and Bryan Place.
 - (iii) 15 feet between Site 7 and future roadway access connecting Bryan Place to Zone 2 and Cottage Street across the rail cut.
- 10) Permitted Building Height: the as-of-right building height for the two primary Buildings 1 and 4, shall be a maximum of 37 stories and 390 feet. This height limitation may be exceeded by utilizing the following floor area bonuses which create a variety of public benefits.
- (a) Cultural Facility Bonus: The construction of cultural facilities at Buildings 1, 2, 4, and 5 shall qualify Buildings 1 and 4 for additional permitted floor area at a rate of 20:1, subject to the following requirements:
 - (i) Permitted Principal Uses for Buildings 2, 3 and 5:
 - (i) Theatres
 - (ii) Art Galleries
 - (iii) Art Studios
 - (iv) Dance Studios
 - (v) Museums
 - (vi) Libraries
 - (vii) Rehearsal studios, permitted above the ground floor.
 - (ii) Permitted Accessory Uses not to exceed 15% of floor area for Buildings 2 and 5:
 - (i) Cafe
 - (ii) Retail sales of goods and services
 - (iii) Additional Permitted Principal Uses for Building 3:
 - (i) Restaurant, category 1 and 2
 - (ii) Cafe
 - (iii) Retail sales of goods and services
 - (iv) Permitted Principal Uses for Site 7:
 - (i) Outdoor amphitheatre.
 - (ii) Outdoor dog runs.
 - (iii) Outdoor playgrounds.
 - (b) Public Rooftop Open Space Bonus: additional public open space can be created at the roof top levels of Buildings 2, 3, and 5. Any roof top open space made accessible to the general public shall permit additional floor area at a ratio of bonus floor area to roof top open space of 8:1. Public access shall be not less than 8 hours per day.

- (c) Open Space, Cultural Arts, and Affordable Housing Bonus: additional floor area and building height may be granted by agreement with the Jersey City Redevelopment Agency for contributions to the Jersey City Open Space Trust Fund, the Journal Square Cultural Arts Fund, or the Affordable Housing Trust Fund. All applicable bonus floor area shall be permitted in Buildings 1 and 4 only.
- (d) Tonnele Avenue Connection Bonus: The walkways provided by Zone 10 are greatly enhanced by a direct connection between the western most point of Zone 10 to Tonnele Avenue, reducing walking distance from neighborhoods to the west and north-west to the Journal Square Transportation Center.
 - (i) The route is approximately 260 feet along the rail cut to connect to Tonnele Avenue on the bridge structure as depicted in Map 1 of the Zone 10 Arts District Requirements.
 - (ii) The applicable bonus floor area shall be 12:1 for each square foot of walkway, applicable to a maximum walkway width of 20 feet.
- 11) Permitted Principal Uses for Buildings 1 and 4:
 - (a) Residential, except on the ground floor level.
 - (b) Retail sales of goods and services, on the ground level and second floors only.
 - (c) Office
 - (d) Art Galleries
 - (e) Live/Work units, except on the ground floor level.
 - (f) Hotels
 - (g) Restaurants, category 1 and 2.
 - (h) Bars, Night Clubs
 - (i) Schools
 - (j) Child/Adult Day Care, except on the ground level.
- 12) Prohibited Principal or Accessory Uses throughout Zone 10:
 - (a) Surface parking lots, exempting short term drop off and waiting spaces located near building entryways, not to exceed 8 spaces.
- 13) Maximum Building Coverage for all structures within Zone 10 (not including underground parking structures): 38%
- 14) Maximum Tower Diagonal Measurement for all floor plates greater than 50 feet above grade: 180 feet.
- 15) Roadway Design Requirements:
 - (a) All roadway designs shall require traffic calming features as required by the Division of Engineering.
 - (b) All roadway turning radii at approximate right angle turns shall not exceed 8 feet unless sidewalk bump-outs or other traffic calming features require a larger radius, as determined by the Division of Engineering.
 - (c) All two-way lane widths shall not exceed 10 feet.
 - (d) All one-way lane widths shall not exceed 16 feet.
 - (e) Clearance between the Pavonia Avenue to Van Reipen Avenue connector street to Zone 2 shall be 20 feet. If the Van Reipen Avenue access easement to Zone 2 is exercised by the City, the connector street shall form a right angle intersection with the extension of Van Reipen Avenue.
 - (f) Any drop-off between Building 2 and Building 3 shall be a zero-curb plaza area with bollards demarcating the pedestrian zone.
- 16) Permitted Parking:
 - (a) Underground parking is a permitted principal use throughout Zone 10.
 - (b) A total of 650 parking spaces shall be permitted in Zone 10 in a subsurface structure, equivalent to the existing number of parking spaces in Zone 10
 - (c) If Zone 10 is developed in multiple phases, surface parking is permitted as an interim use for the remaining phases not being developed.

JOURNAL SQUARE 2060

MAP 6: CIRCULATION MAP

SEPTEMBER 12, 2016

1 inch = 520 feet

0 250 500 1,000 Feet

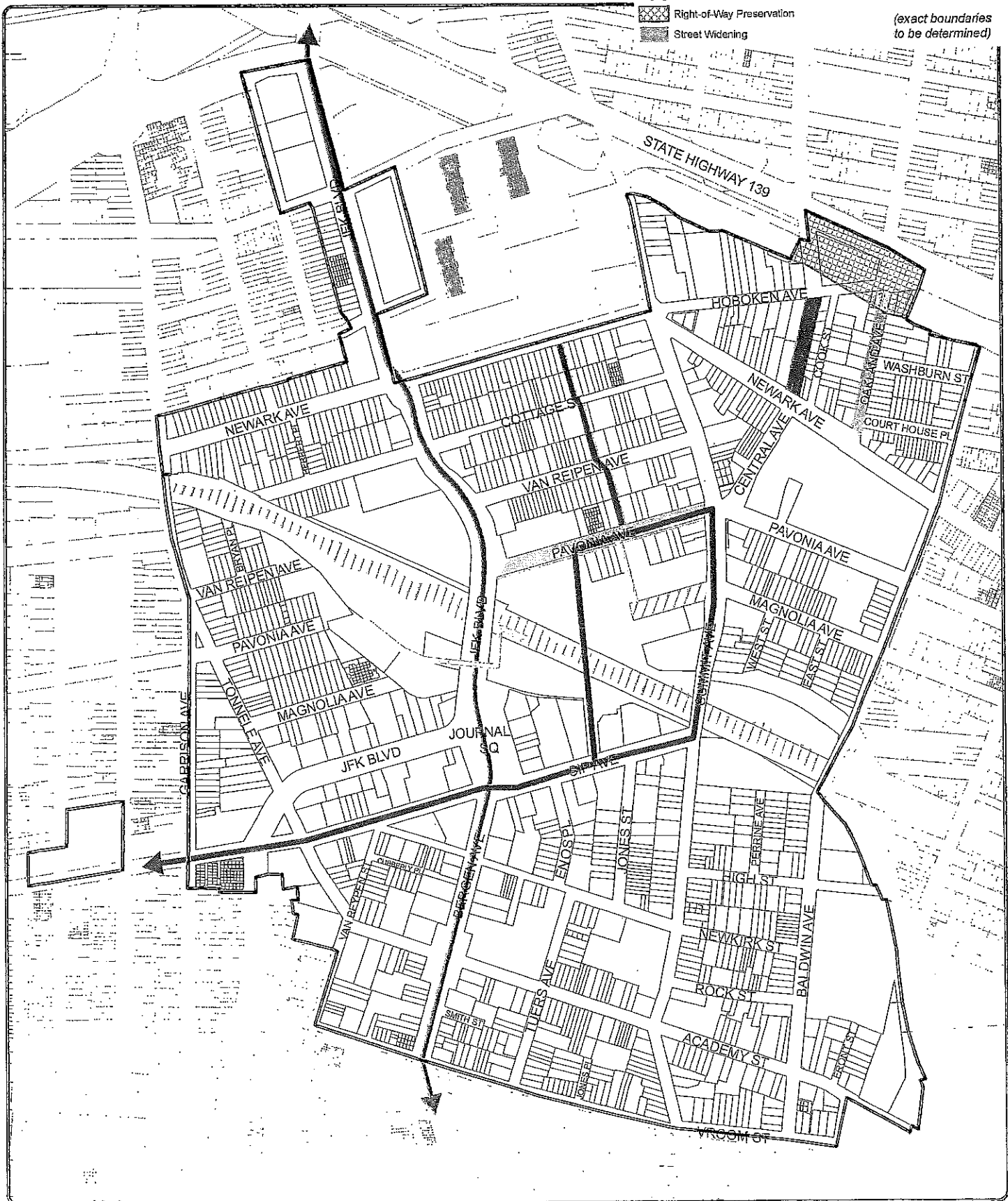


Jersey City
City Planning Division
30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323

New Circulation Elements

- PATH Access
- Proposed Streetcar
- Proposed Bus Rapid Transit
- Street Vacation
- Homestead Extension
- Central Avenue New Street Connector
- Pedestrian Plaza
- Right-of-Way Preservation
- Street Widening

(exact boundaries to be determined)



JOURNAL SQUARE 2060

MAP 4: REQUIRED RETAIL USE MAP

SEPTEMBER 12, 2016

1 inch = 520 feet

0 250 500 1,000 Feet

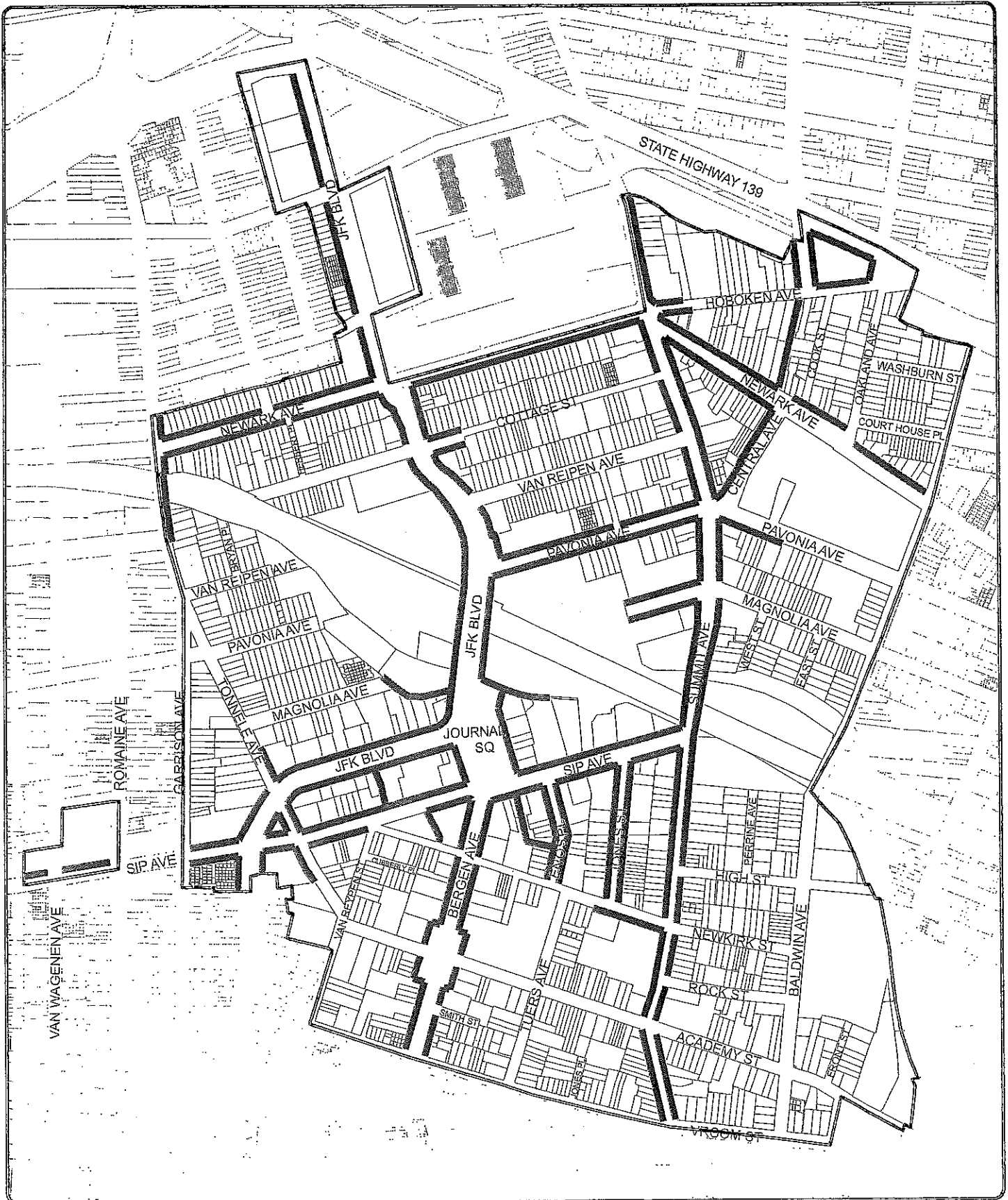


Jersey City
City Planning Division
30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323

Ground Floor Use

— Required Retail

*See section IX) Required Land Use Regulations



JOURNAL SQUARE 2060

MAP 5: REQUIRED SIDEWALK WIDTH MAP

SEPTEMBER 12, 2016

1 inch = 520 feet

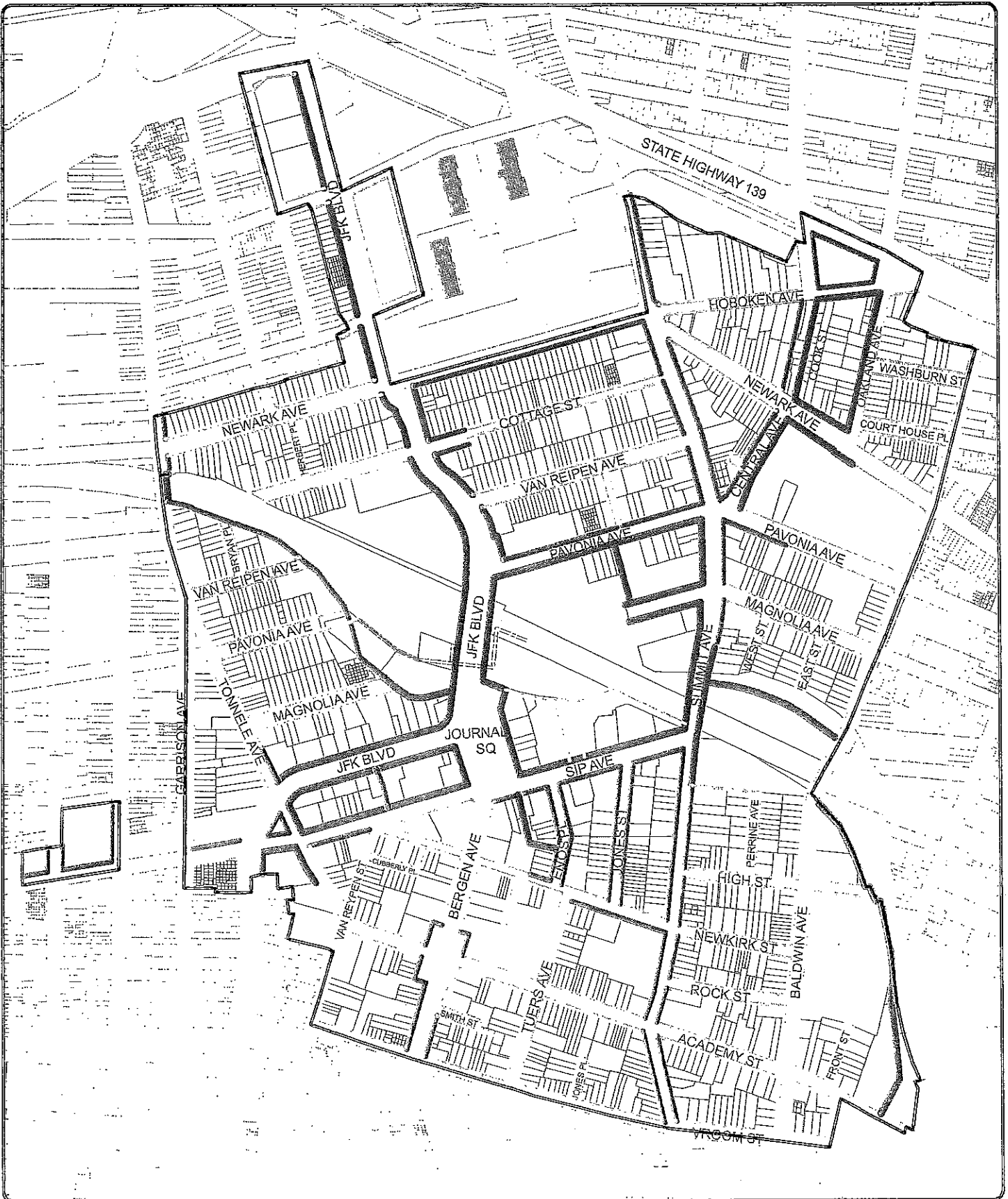
0 250 500 1,000 Feet



Jersey City
City Planning Division
39 Montgomery Street Suite 1400
Jersey City, NJ 07302-3621
Phone: 201.547.5010
Fax: 201.547.4323

Sidewalk Width Requirements

- 20 Foot Minimum Sidewalk Width
- 15 Foot Minimum Sidewalk Width
- Prevailing Width (Minimum of 8')
- PATH Access (Minimum of 10')

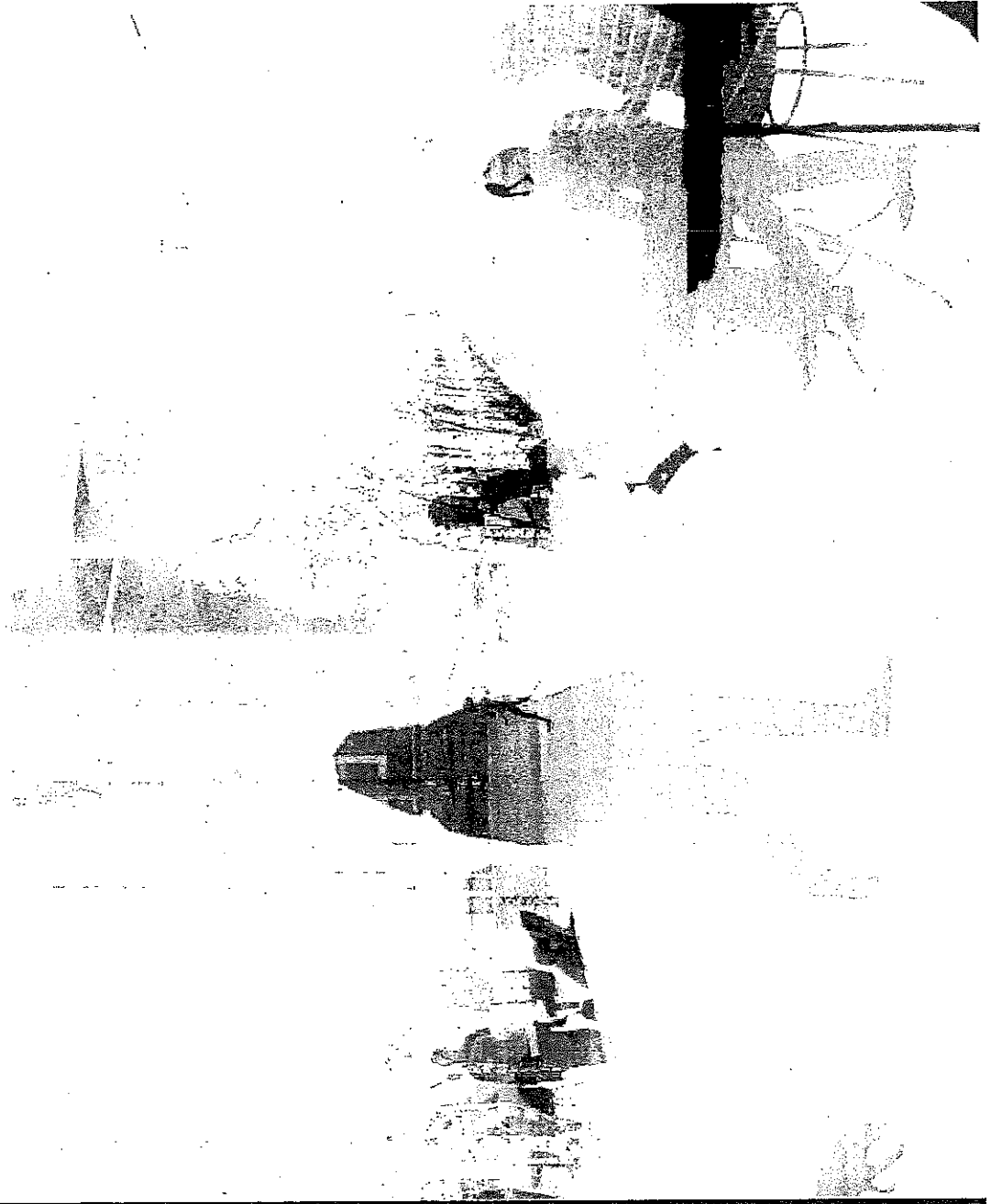


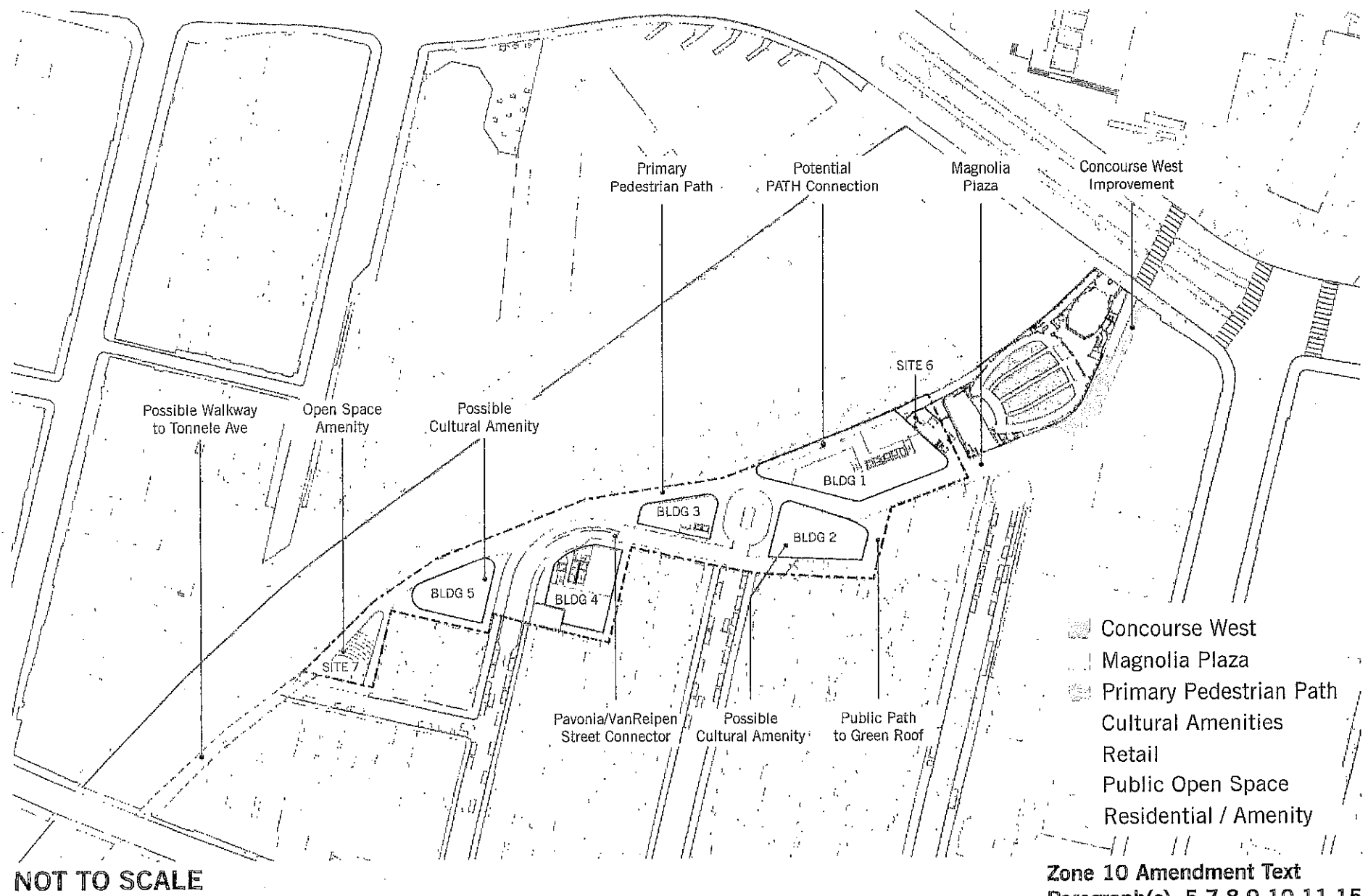
JOURNAL SQUARE 2060
REDEVELOPMENT PLAN

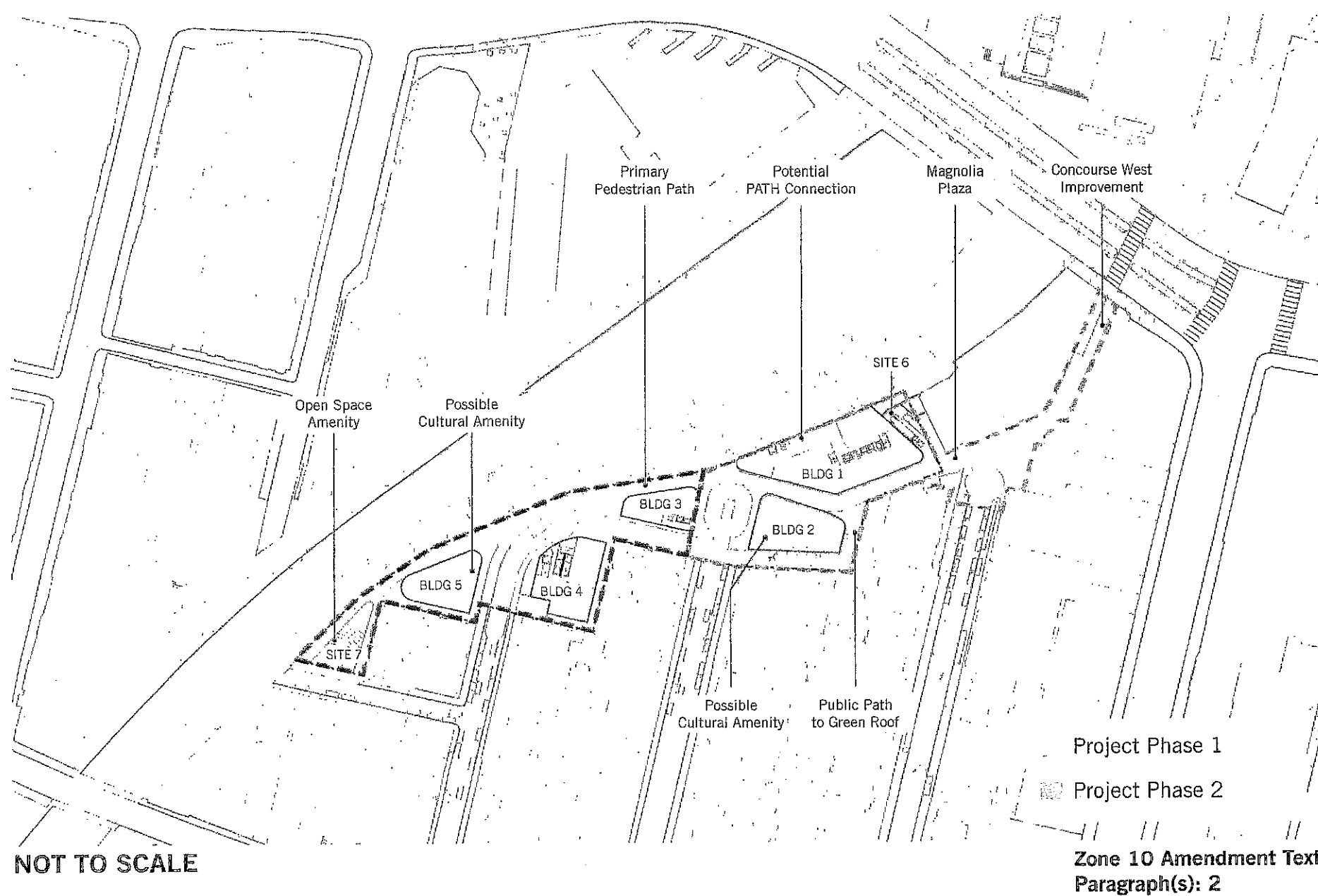
ZONE 10 ARTS DISTRICT
DESIGN REQUIREMENTS

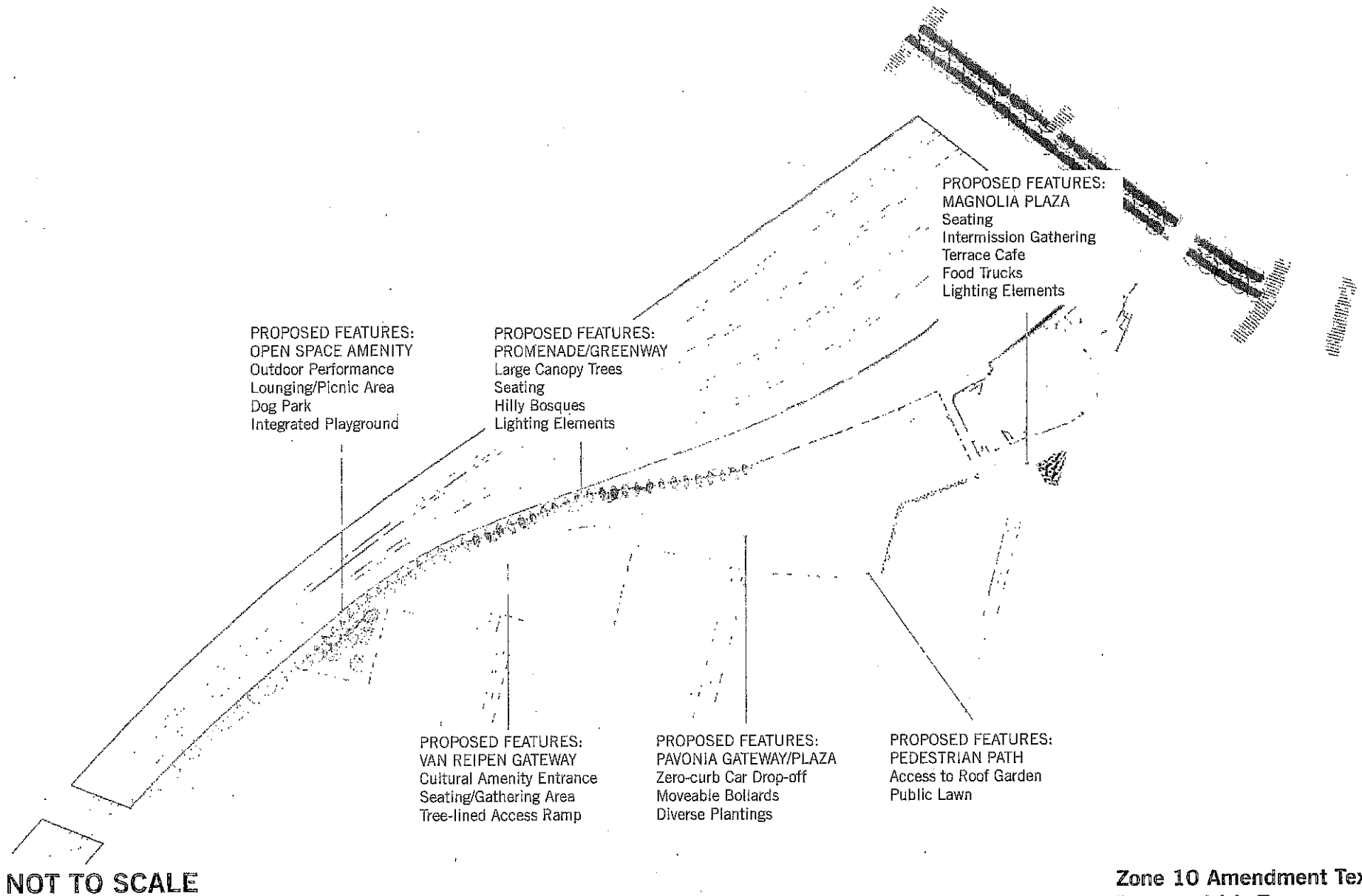
September 20, 2016

STUDIO V ARCHITECTURE
BALMORI

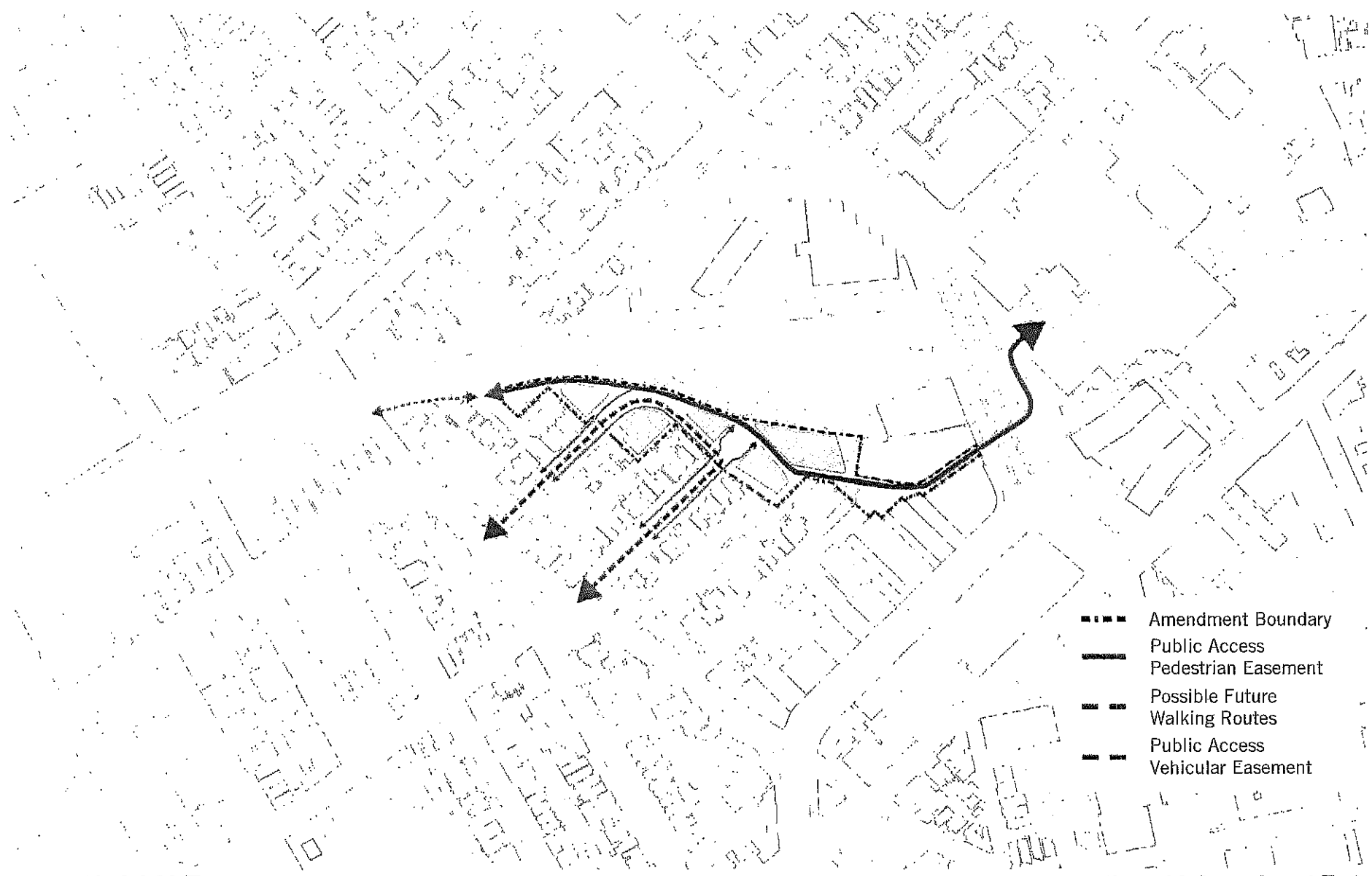








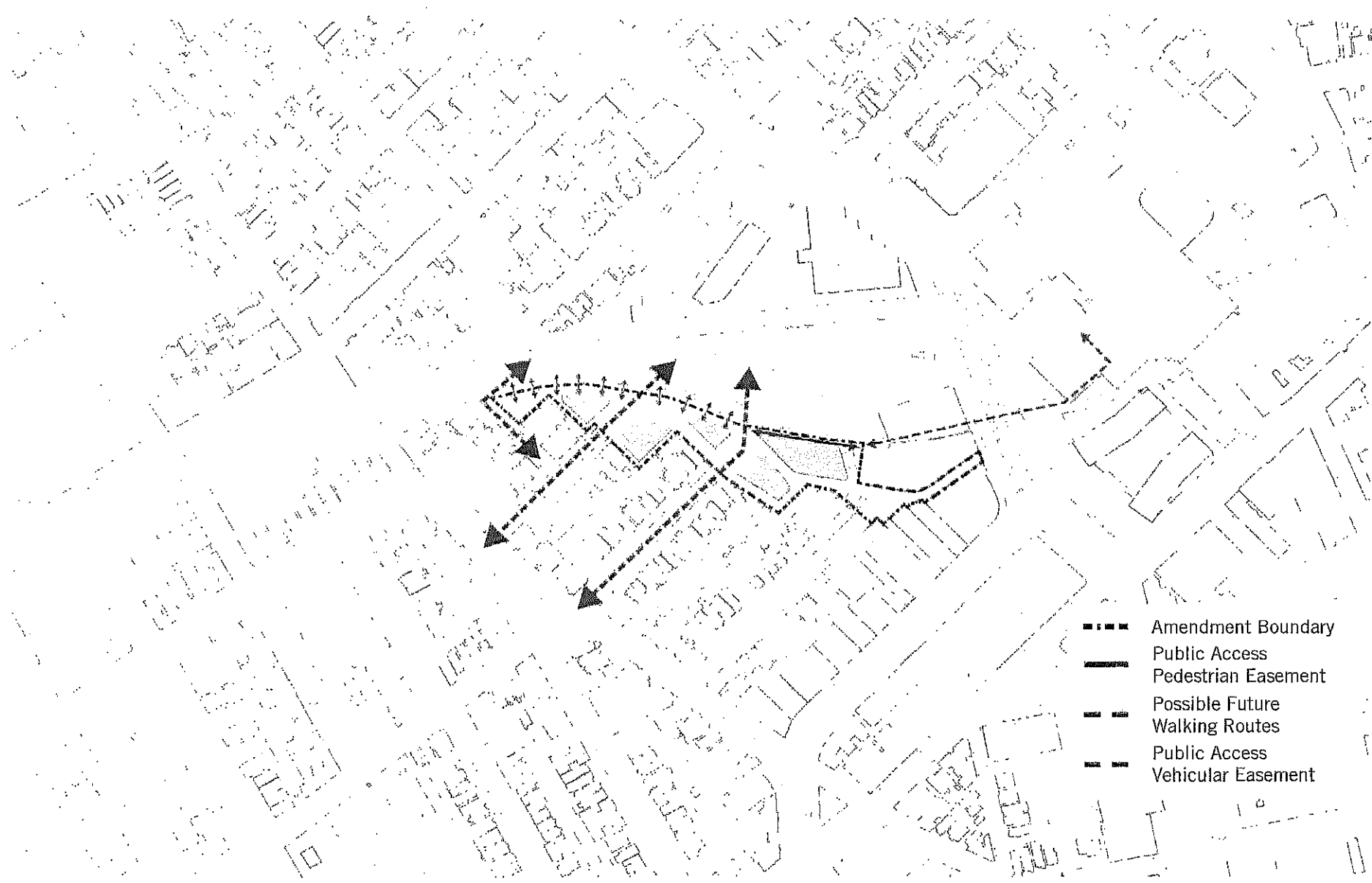
Zone 10 Amendment Text
Paragraph(s): 7



NOT TO SCALE

- Amendment Boundary
- Public Access Pedestrian Easement
- - - Possible Future Walking Routes
- . - Public Access Vehicular Easement

Zone 10 Amendment Text
Paragraph(s): 7, 8



NOT TO SCALE

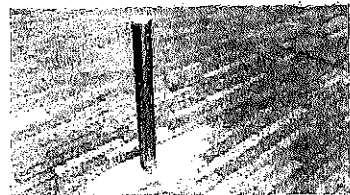
Zone 10 Amendment Text
Paragraph(s): 7, 8



FLEXIBLE SEATING / FOOD TRUCKS



URBAN GROVE



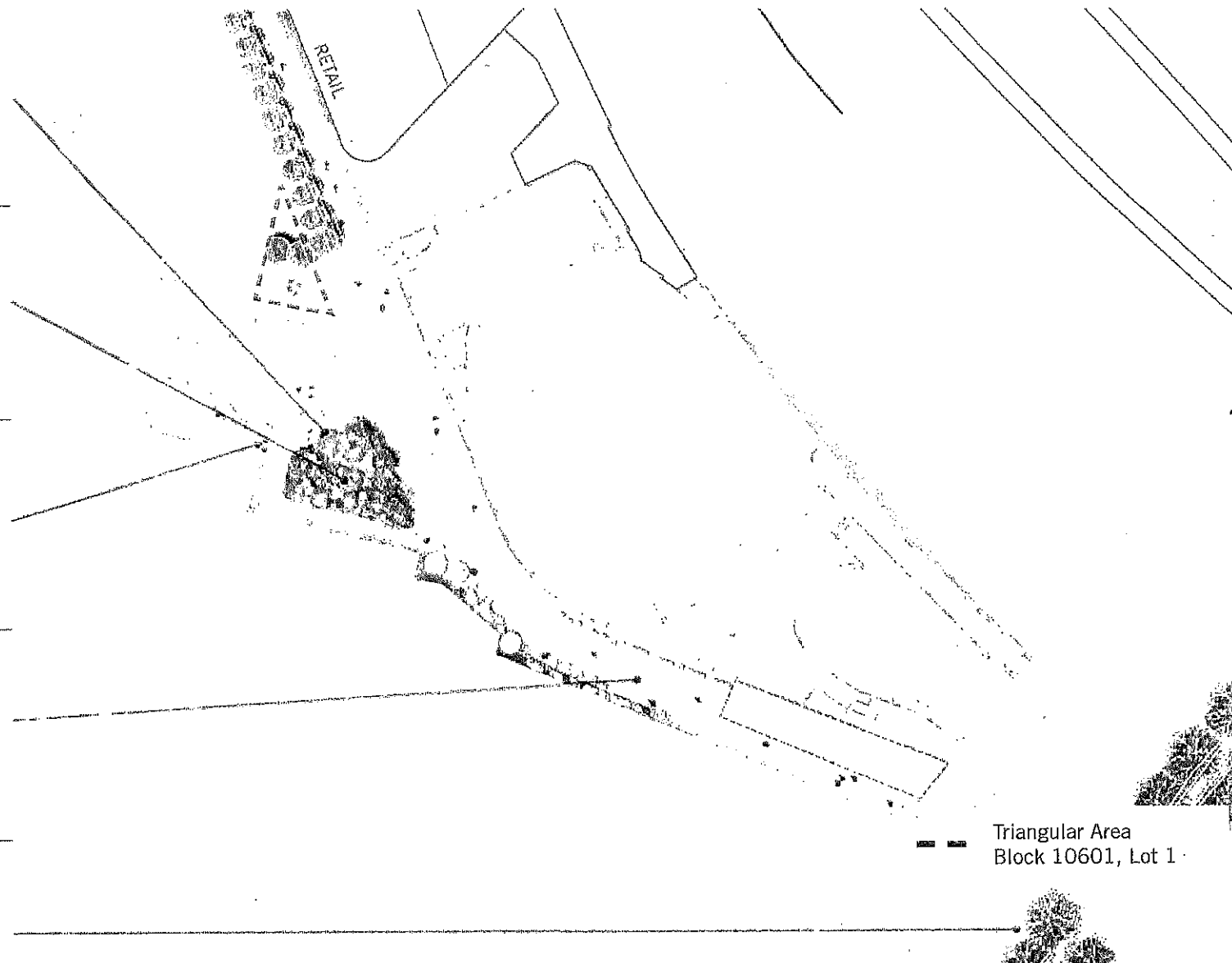
COLLAPSIBLE BOLLARDS



LIGHTING / ART INSTALLATION



PLANTED MEDIAN



Triangular Area
Block 10601, Lot 1

NOT TO SCALE

Zone 10 Amendment Text
Paragraph(s): 5, 7

City Clerk File No. Ord. 16.164

Agenda No. 3.H 1st Reading

Agenda No. 4.G 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.164

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO ADD A PUBLIC ARTS FUND BONUS

WHEREAS, the Municipal Council of the City of Jersey City, adopted the Journal Square 2060 Redevelopment Plan at its meeting of July 14, 2010, Ordinance #10-103; and

WHEREAS, the Municipal Council seeks to promote the continuing redevelopment of the area by amending the standards and regulations within the redevelopment plan to add a bonus provision to generate contributions for a City Fund for Public Arts; and

WHEREAS, a copy of the amended text is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

WHEREAS, the following amendments to the Journal Square 2060 Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of September 20, 2016; and

WHEREAS, the Planning Board voted to recommend adoption of these amendments by the Municipal Council; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the recommended amendments to the Journal Square 2060 Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Maryann Buccic-Carter, PP, AICP, Director of Planning

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

APPROVED:

APPROVED:

Corporation Counsel

Business Administrator

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO ADD A PUBLIC ARTS FUND BONUS

Initiator

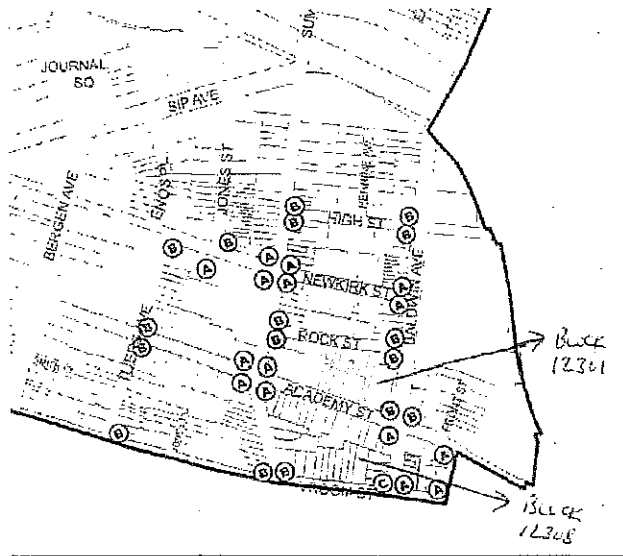
Department/Division	HEDC	City Planning
Name/Title	Maryann Buccì Carter, PP, AICP	Director
Phone/email	201-547-5010	maryannb@cnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends the Journal Square 2060 Redevelopment Plan to add a bonus provision to allow "A" corner bonus locations within Block 12301 and 12308 an additional building height bonus to generate contributions to a City Fund for Public Arts. Up for 4 additional stories may be added to sites greater than 12,200 square feet for contributions of \$7,500 per unit.

This revision applies to Blocks 12301 and 12308 only.



I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO ADD A PUBLIC ARTS FUND BONUS

This ordinance amends the Journal Square 2060 Redevelopment Plan to add a bonus provision to allow "A" corner bonus locations within Block 12301 and 12308 an additional building height bonus to generate contributions to a City Fund for Public Arts. Up for 4 additional stories may be added to sites greater than 12,200 square feet for contributions of \$7,500 per unit.

This revision applies to Blocks 12301 and 12308 only.

Presented to City Council on October 12, 2016

AMENDMENT TO JOURNAL SQUARE 2060 REDEVELOPMENT PLAN FOR "A" Corners in excess of 12,200 square feet lot area that are east of Summit Avenue and south of Rock Street:

IV) GENERAL ADMINISTRATIVE PROVISIONS

s) FUND FOR PUBLIC ARTS BONUS:

1) All "A" Corner lots in excess 12,200 sq.ft. within Blocks 12301 or 12308 shall be entitled to a density bonus allowing for the addition of four (4) additional story levels or 40 additional feet in building height (in addition to any other bonus provisions provided for in this plan), subject to the developer contributing the sum of \$7,500 for each additional, market rate unit within the additional four (4) story levels, to be dedicated to a City Fund for Public Arts subject to a redevelopment agreement with the Jersey City Redevelopment Agency.

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.164
TITLE: 3.H OCT 12 2016 4.G

OCT 2 6 2016

Ordinance of the Municipal Council of the City of Jersey City
adopting amendments to The Journal Square 2060
Redevelopment Plan to add a Public Arts Fund Bonus.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
OCT 12 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
OCT 2 6 2016 9-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>HALLANAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
OCT 2 6 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 12 2016
Adopted on second and final reading after hearing on OCT 2 6 2016

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on OCT 2 6 2016

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

OCT 2 6 2016

APPROVED:

Steven M. Fulop, Mayor

Date

OCT 2 7 2016

Date to Mayor

OCT 2 7 2016

City Clerk File No. Ord. 16.165

Agenda No. 3.1 1st Reading

Agenda No. 4.4. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.165

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO ADJUST ZONE BOUNDARIES AND CORNER LOT BONUSES.

WHEREAS, the Municipal Council of the City of Jersey City, adopted the Journal Square 2060 Redevelopment Plan at its meeting of July 14, 2010, Ordinance #10-103; and

WHEREAS, the Municipal Council seeks to promote the continuing redevelopment of the area by amending the maps within the redevelopment plan to make adjustments to the zone districts on Map 2 and the corner lot bonuses on Map 3; and

WHEREAS, a copy of the amended maps are attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

WHEREAS, the following amendments to the Journal Square 2060 Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of September 20, 2016; and

WHEREAS, the Planning Board voted to recommend adoption of these amendments by the Municipal Council; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the recommended amendments to the Journal Square 2060 Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Maryann Bucci-Carter, PP, AICP, Director of Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

APPROVED: _____

Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO ADJUST ZONE BOUNDARIES AND CORNER LOT BONUSES

Initiator

Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci Carter, PP, AICP	Director
Phone/email	201-547-5010	maryannb@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends the Journal Square 2060 Redevelopment Plan to adjust the zone districts on Map 2 and the corner lot bonuses on Map 3. The eastern side of Summit Avenue between Hoboken Avenue and State Highway is rezoned from the Neighborhood Mixed Use district to the Commercial Center district. The corner lot bonus at the north-west corner of Sip Avenue and Van Wagenen Ave is changed from a "B" bonus to an "A" bonus.

I certify that all the facts presented herein are accurate.


Signature of Department Director

Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO ADJUST ZONE BOUNDARIES AND CORNER LOT BONUSES

This ordinance amends the Journal Square 2060 Redevelopment Plan to adjust the zone districts on Map 2 and the corner lot bonuses on Map 3. The eastern side of Summit Avenue between Hoboken Avenue and State Highway is rezoned from the Neighborhood Mixed Use district to the Commercial Center district. The corner lot bonus at the north-west corner of Sip Avenue and Van Wagenen Ave is changed from a "B" bonus to an "A" bonus.

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.165
TITLE: 3.1 OCT 12 2016 4.H

OCT 2 6 2016

Ordinance of the Municipal Council of the City of Jersey City
adopting amendments to The Journal Square 2060
Redevelopment Plan to adjust Zone Boundaries and Corner Lot
Bonuses.

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 12 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 2 6 2016 9-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE OCT 2 6 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 12 2016
Adopted on second and final reading after hearing on OCT 2 6 2016

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on OCT 2 6 2016

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date OCT 2 6 2016

APPROVED:

Steven M. Fulop, Mayor

Date OCT 27 2016

Date to Mayor OCT 27 2016